



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 2/20/2006

Project No.: 109 - PA - 2006

Coordinator: _____

Case No.: _____

Project Name: _____

Project Location: 9393 E. BELL RD.

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-3 + C-3 ESL Proposed Zoning: N/A

Number of Buildings: 1 Parcel Size: 4.14 AC

Gross Floor Area/Total Units: 22,802 SF Floor Area Ratio/Density: 0.126

Parking Required: 51 Parking Provided: 51

Setbacks: N - 65' S - 47' E - 99' SW - 125'

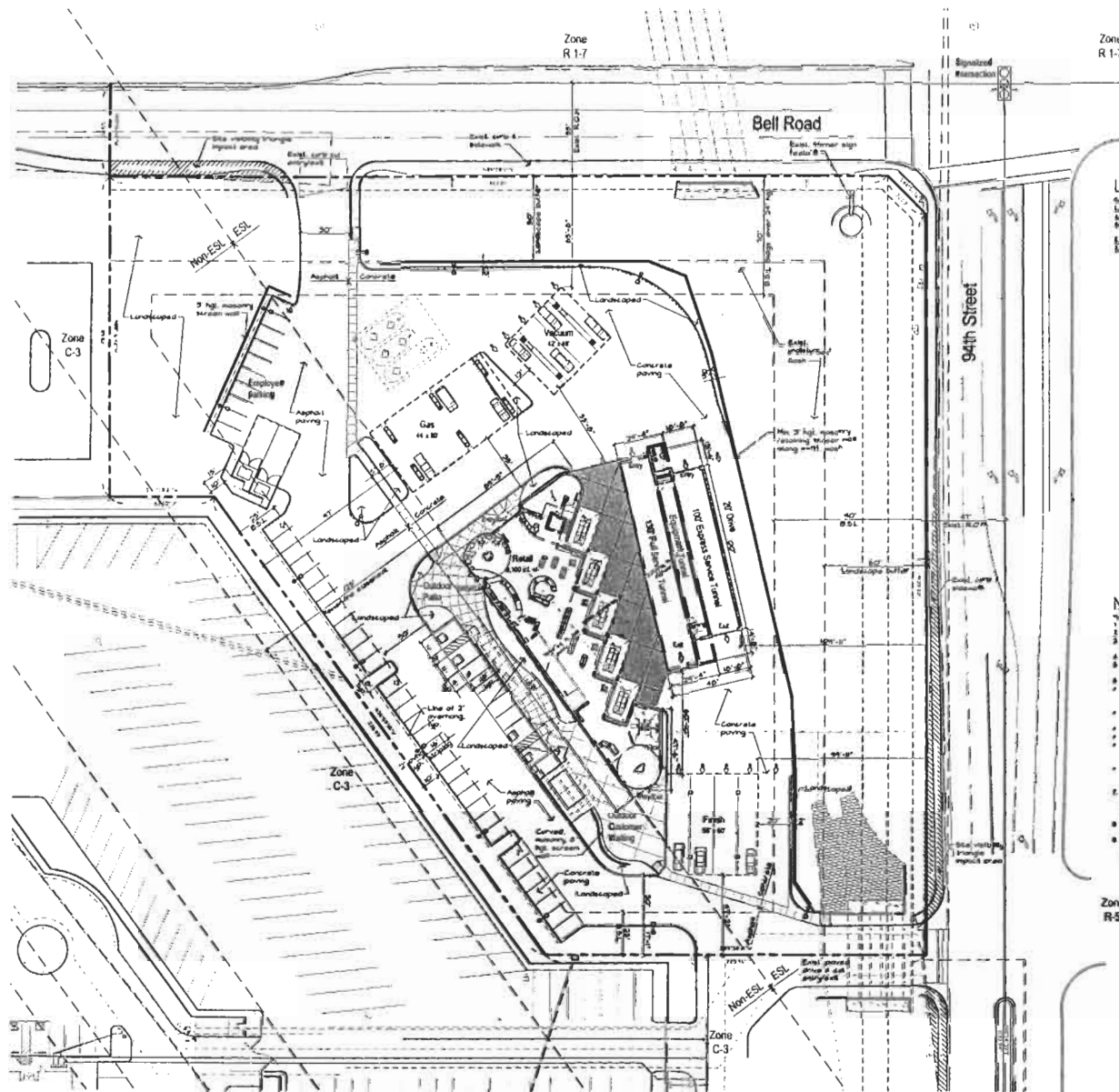
Description of Request:

A Conditional Use Permit (CUP) was approved by the Scottsdale City Council in July 2002 (Case 6-UP-2002) for the development of a carwash with gasoline sales, convenience store, restaurant and retail space. The proposed project is consistent with the development plan approved as part of the CUP but reduces the amount of ancillary uses as the project concentrates on the primary carwash operations. The proposed development includes plans to enhance the landscaping at the immediate corner of the property which along with the 94th Street wash would be preserved as Natural Area Open Space (NAOS) thereby providing a substantial permanent buffer along 94th Street. On-site drainage is accommodated by retention basins constructed on adjoining properties and a stormwater waiver has been previously approved. The 94th Street wash will be retained in its present condition and a training wall will be constructed along the western bank of the wash for flood control and screening purposes. The carwash facility would be restricted to the portion of the site located west of the wash and access is restricted to the existing single driveways on Bell Road and 94th Street which were constructed as part of the Bell Road 2 Improvement District. Parking is located on the western portion of the property within the transmission line corridor.

Curvilinear building design forms, a color mix of browns and tans on masonry and EFIS finishes, and low RV bronze tint glass are consistent with the McDowell Mountain Business Park Master Environmental Design Concept program which was approved by the Scottsdale Development Review Board in 2001 and has guided the development of existing projects in the area.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Site Plan
Scale: 1" = 30'

Project Data

Project Name	Scottsdale Auto Salon
Address	9333 E. Bell Road
Developer	Bel Business Associates, LLC
Architect	John Riedel Architects, Inc.
Engineer	John Riedel Architects, Inc.
City	Scottsdale, Arizona
Zone	R-1-7
Submitted	10/1/06
Reviewed	10/1/06
Approved	10/1/06

Legal Description

Lot 1, Block 1, Subdivision 1, Scottsdale Auto Salon, Scottsdale, Arizona.

Parcel	1.00
Area	1.00
Volume	1.00
Weight	1.00
Value	1.00

Building	1.00
Volume	1.00
Weight	1.00
Value	1.00

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Notes

1. All exterior walls and roofs shall be as shown.
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Open Space Calculations

Open Space Calculations
Required Open Space:
Maximum Building Height = 34'-0" Proposed (36' shown)
First 12' of height = 100% = 18,045 s.f.
Next 22'-0" of height = 22'-0" x 804 = 18,045 s.f.
Open Space Required (not including parking lot landscaping)
= 36,090 s.f. + 12,845.7 = 48,935.7 s.f.
Total Open Space Provided = 79,184 s.f.
Front Open Space
Required = 20% of Open Space Required
Required = 9,787.1 s.f. + 2,569.1 = 12,356.2 s.f.
Provided = 29,980 s.f.
Parking Lot Landscaping Required
Parking Lot Area = 115%
18,710 s.f. x .15 = 2,806.5 s.f.
Percentage of Landscaping Provided = 30.7%



Location/Vicinity Map

John Riedel Architects, Inc.
Architects, Engineers and Planners
10000 N. 19th Avenue, Suite 100
Scottsdale, Arizona 85261
Tel: 480.344.4444
Fax: 480.344.4444
www.jra.com

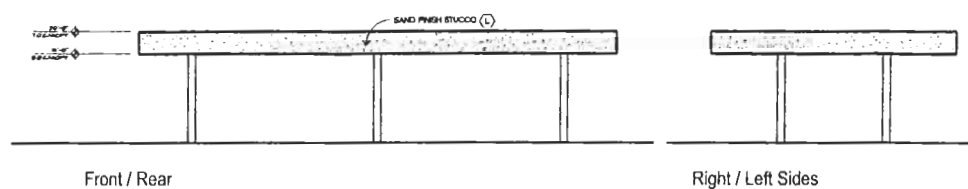
Project No: 06000
Date: 10/1/06
Scale: 1" = 30'

Developed By: John Riedel Architects, Inc.
Checked By: John Riedel Architects, Inc.
Approved By: John Riedel Architects, Inc.

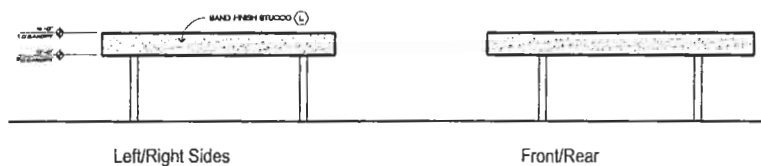
Scottsdale Auto Salon
9333 E. Bell Road
Scottsdale, Arizona

37-DR-2006
3/30/2006
DR Case #
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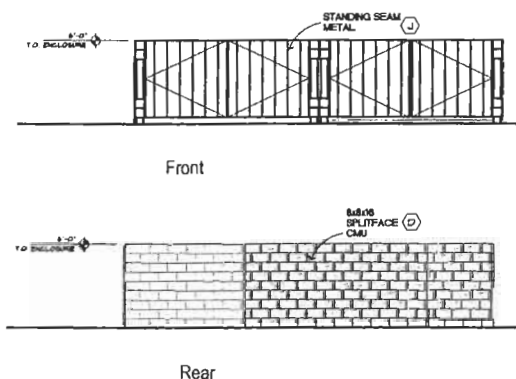
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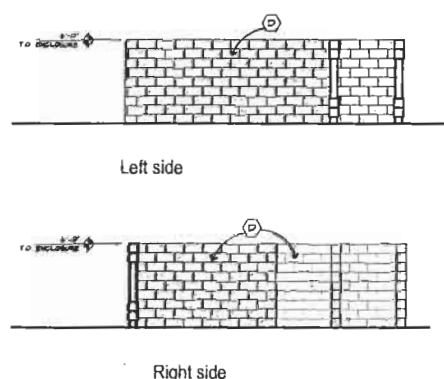
Fuel Canopy Elevations



Vacuum Canopy Elevations



Refuse Enclosure Elevations



Color Schedule		
Building:		
Exterior Standard CMU:	Painted Dunn Edwards Cyan - DEC 148 - LRV 62	(A)
Exterior Concrete CMU:	Painted Dunn Edwards Cyan - DEC 148 - LRV 62	(B)
Exterior Synthetic CMU:	Painted Dunn Edwards Exotic Stone - DE 612 - LRV 15	(C)
Exterior Splitface CMU:	Painted Dunn Edwards Savoy - DE 118 - LRV 23	(D)
Exterior Standard CMU w/ stone finish	Painted Dunn Edwards Galena Trail - DE 617 - LRV 30	(E)
Exterior Synthetic CMU w/ stone finish	Painted Dunn Edwards Practical Tan - DE 615 - LRV 36	(F)
Ten:		
Interior trim	Painted to match S&P Brown	(G)
Architectural element	Painted Brussels Museum Brown	(H)
Roof:		
Standing seam metal roof	Uncoated Synthetic Museum Brown	(J)
Glazing & Frame:		
Standard system w/ w&w and thermal	Aluminum Dark Bronze aluminum frame glass - Bronze Tint	(K)
Canopies:		
Exterior Synthetic	Painted Dunn Edwards Cyan - DEC 148 - LRV 62	(L)

37-DR-2006
3/30/2006

John P. Riddell Architects, Inc.
Architects
10000 N. 10th Ave., Suite 100
Scottsdale, AZ 85254
Tel: 480.344.1111
Fax: 480.344.1112



Project No.: 00000
Date: 7/7/96
Drawing Number: 101
Scale: 1/8" = 1'-0"

Developed By:
Bel Business Associates, LLC

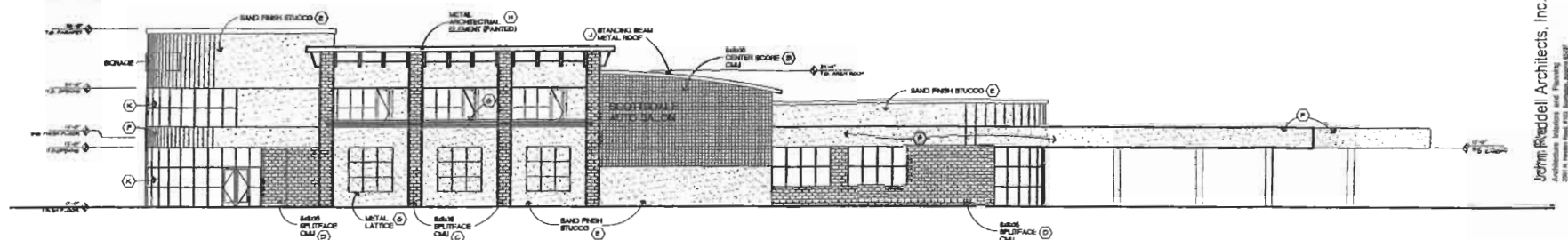
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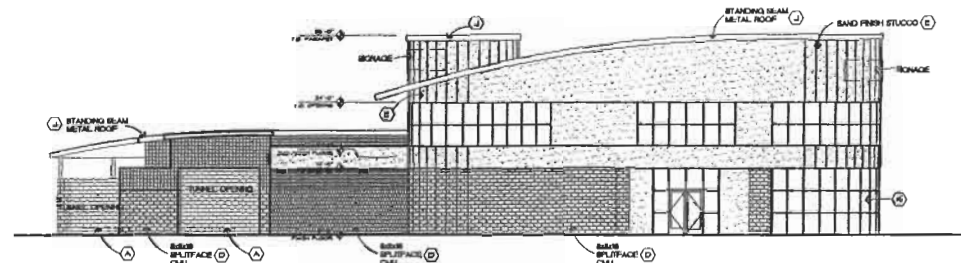


1" = 10'

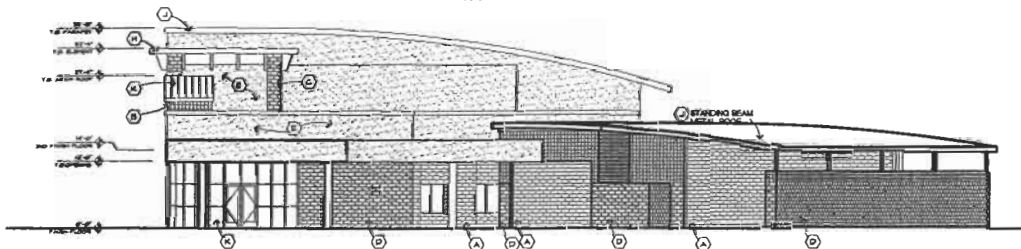
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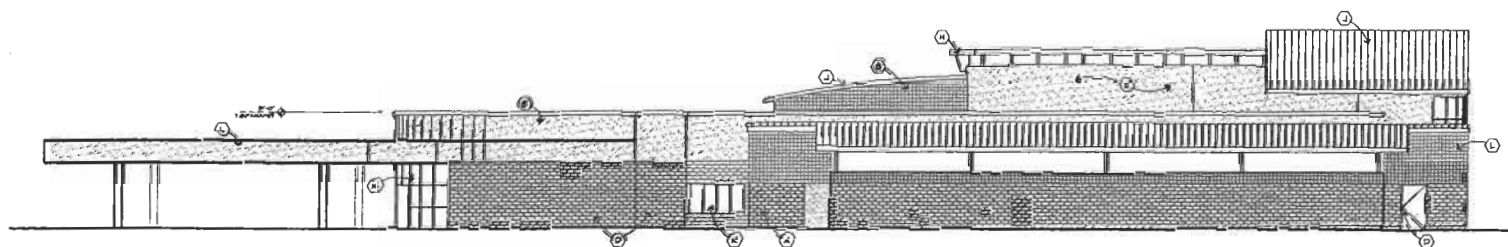
West



North



South



East

Car Wash / Retail Building Elevations

1" = 10'

Color Schedule			
Building:			
Building Standard CMU	Painted Burn Edwards System - DEC 748 - LRV 62	(A)	
Building Concrete CMU	Painted Burn Edwards System - DEC 748 - LRV 62	(B)	
Building Slaton CMU	Painted Burn Edwards System - DEC 748 - LRV 62	(C)	
Building Slaton CMU	Painted Burn Edwards System - DEC 748 - LRV 62	(D)	
Building Standard CMU w/ stone finish	Painted Burn Edwards System - DEC 748 - LRV 62	(E)	
Building Standard CMU w/ stone finish	Painted Burn Edwards System - DEC 748 - LRV 62	(F)	
Trim:			
Wood trim	Painted to match Day Bronze	(G)	
Aluminum trim	Painted to match Medium Brown	(H)	
Roof:			
Standing seam metal roof	Asph/Flt System B-2000 - Brown	(I)	
Glazing & Frame:			
Glazing system / window and doors	Applied Dec. bronze anodized aluminum finishing - Bronze Tint	(J)	
Canopies:			
Stucco canopy	Painted Burn Edwards System - DEC 748 - LRV 62	(K)	



94th Street Streetscape View

SCOTTSDALE AUTO SALON
 9393 E. BELL ROAD
 SCOTTSDALE, ARIZONA

